Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

3 REVIVAL WAY DEANSIDE VIC 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between \$390,000 & \$410,000	Single Price			\$390,000	&	\$410,000	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$639,000	Prope	erty type	House		Suburb	Deanside
Period-from	01 Mar 2023	to	29 Feb 2	2024	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
65 MERINDAH BOULEVARD DEANSIDE VIC 3336	\$470,000	20-Nov-23
37 MARADONA BOULEVARD DEANSIDE VIC 3336	\$400,000	21-Nov-23
9 MARADONA BOULEVARD DEANSIDE VIC 3336	\$410,000	16-Nov-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 20 March 2024





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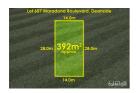
65 MERINDAH BOULEVARD **DEANSIDE VIC 3336**

⇔ -

Sold Price

\$470,000 Sold Date 20-Nov-23

0.8km Distance



37 MARADONA BOULEVARD DEANSIDE VIC 3336

Sold Price

\$400,000 Sold Date **21-Nov-23**

Distance 1.03km



9 MARADONA BOULEVARD **DEANSIDE VIC 3336**

□ -

Sold Price

\$410,000 Sold Date 16-Nov-23

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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